



IBI GROUP

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Item #7.2  
IP2022-1198  
Attachment 2

October 31, 2022

Councillor Sonya Sharp - Chair of Infrastructure and Planning Committee  
Office of the Councillors, MC 8001B  
The City of Calgary  
PO Box 2100 Stn. M  
Calgary AB T2P 2M5

Dear Councillor Sharp and members of the Infrastructure and Planning Committee:

**LOC2019-0082 MIDTOWN STATION - REPORT TO INFRASTRUCTURE AND PLANNING COMMITTEE (IPC) – NOVEMBER 10, 2022**

On behalf of Cantana Investments Limited, ARCADIS/IBI GROUP has been collaborating with Administration over the past few years to advance the innovative development of Midtown Station on the site of the Fisher Industrial and Business Park. As the concept has been refined over time, Cantana Investments' commitment to the redevelopment of the area has also increased, leading to the acquisition of additional parcels (Fairview Landing east of the LRT/CPR lines and Big Four Motors at the intersection of Macleod Trail and 73 Avenue SE) creating a total plan area of 14.02± hectares (34.65± acres). In particular, the addition of the Big Four Motors parcel to the initial project site contributes to an enhanced presence along the Macleod Trail Main Streets corridor and to a better functional integration with the mobility networks in the area.

Midtown Station is envisioned as a vibrant 24/7 urban village, featuring an array of iconic, high-density residential towers, mid-rise apartments and stately town-homes; modern office buildings in a mixed-used campus-like setting; and convenience and specialty retail shops, hotels, restaurants and bistros.

A key element of the development is the construction of a new LRT station in the vicinity of 71 Avenue SE, providing a stop equidistant between the existing Chinook and Heritage stations and integrating a pedestrian connection across the LRT/CPR corridor to the Fairview community immediately to the east. Providing a sufficient level of intensification is required to support the proposed public transit investments that contribute directly to the City's intended future growth principles as outlined in Calgary's Municipal Development Plan and Transportation Plan.

Following the direction provided by the Standing Policy Committee on Planning and Urban Development (PUD) on September 1, 2021, we have diligently worked with City Administration to bring forward an updated proposal and believe that our congenial dialogue has resulted in meaningful improvements for the project that were collectively determined. Our discussions with Administration have become increasingly collaborative, and we recognize the attention given to our proposal by the new team assigned to work with us which is informing the current report back to IPC.

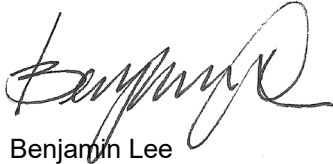
We support the approach outlined in this report by City Administration when it comes to evaluating strategic growth implications. It is reasonable to review these, and any amendments to the Municipal Development Plan, at the same time as a decision by City Council on our application. We agree that this process will provide Council with the most complete understanding of our proposal.

Councillor Sonya Sharp - Chair of Infrastructure and Planning Committee – October 31, 2022

We believe it is in our client's best interests, and that of The City, to focus the next few months on finalizing the details of our application for Council's review. As such, we encourage the Infrastructure and Planning Committee to accept the recommendations outlined in Administration's report and we look forward to presenting our full proposal to Council through CPC and public hearing of Council as soon as possible.

We remain available to provide any additional information required and appreciate your time and consideration of our letter.

Sincerely yours,  
**ARCADIS IBI GROUP**

A handwritten signature in black ink, appearing to read 'Benjamin Lee', written over a light blue circular stamp.

Benjamin Lee  
Associate Director

cc. George Reti, Cantana Investments Limited  
Samuel Alatorre, ARCADIS / IBI Group